

Public Service Commission of South Carolina

Re: Docket 2012-289-W (Cliff Ridge Water System)

In reference to the docket named above, I would like to file an objection to your recent vote and ask for reconsideration due to the following reasons:

1. According to the record online, your vote was based upon the fact that all 87 homeowners had signed the request for an exemption. This is not true. The documents attached with the exemption request lists only 86 owners listed. Of these 86, there are no signatures for 13 owners, including myself. The owners who I am familiar with did not sign since they objected to the exemption and the manner in which the signatures we obtained. The cover letter that went with the request for homeowners signatures stated that the PSC might take control of our water system if we did not request this exemption. I spoke to Ms. Edwards after I received that letter and was told the PSC did not intend to take over our system. When I brought this to the attention of the Cliff Ridge Board, a clarification email was sent out – but it was sent out after the deadline date for the signatures. Therefore, I believe the signatures acquired were done so based upon inaccurate information. (attached)
2. The SC regulation for water exemptions states that all lot owners' signatures are required. I do not believe a waiver should be given to this requirement by only requiring home owners' signatures. If the lot owners cannot vote on the water system, I do not believe they should be required to pay to operate the system. In essence, the home owners are taking over the water system without compensating the lot owners. The reserve and regime monies are still going into the water system, but the lot owners are being denied any voice in how these monies are spend. As an example, I was told at the annual meeting that the labor costs to operate the water system that the regime pays would not be charged to the water system. As a matter of fairness, how is this fair if the lot owners have to pay to operate the water system, but have no voice?
3. Another stated reason for the water system was to reduce waste. Subsequent monitoring by the Association has found that the majority of waste has not been due to home owners actions, but is due to leaks and problems in the water system.
4. A number of lot and home owners have asked the board to have a discussion and vote on this complete change of the water system operation before any action was taken. We asked to have a representation of the PSC present so we could have accurate information and be presented all options before a decision was made. This request was denied and we were told the Board had already decided. I believe this is an overreach of the Board's operating authority.

Thank you for your consideration  
Chris Mansfield

Chris Mansfield  
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Cleveland, SC  
29436

214 Middle St.  
Mt. Pleasant SC  
29464

March 20, 2012

To Cliff Ridge Lot Owners

Re: South Carolina Public Service Commission ("PSC")

Dear Member:

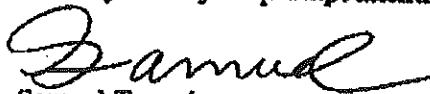
The Board of Cliff Ridge Colony Homeowner's Association ("HOA") has recently been advised by legal counsel that our water distribution system is subject to regulation by the PSC. For many years, we operated our own water distribution system without this knowledge. PSC has the power to regulate our water supply system as a utility, take control of it, and impose their own water usage fees, costs and bonding requirements which could be quite expensive.

We can avoid the costs and uncertainties of PSC regulation and control by seeking an exemption under South Carolina statutes. To obtain this exemption, we need to submit a petition signed by the owners of all improved lots in Cliff Ridge. The application for exemption has to state that the water supply and distribution system we now have is provided by the Association and that the cost of supplying the water is chargeable as an assessments.

Therefore, we have a choice to make at this time. We either apply for the exemption through the PSC or don't apply for the exemption. If we obtain the exemption, then we can continue to control our own the water system. If we don't have an exemption, we will face inordinate regulatory expense and the prospect that PSC will control our water system and impose its own system of fees and costs.

Enclosed please find a statement I need you to sign to apply for the exemption. Responses are due by April 5, 2012. The HOA Board is in favor of the exemption and self control over our water distribution system. We trust that you agree.

Thank you for your prompt attention to this matter,



Samuel Tenenbaum

President

Cliff Ridge Board of Directors